



Service Alberta Cannabis Overview

While cannabis is legal in Canada, cannabis use may be restricted in condos (owned and rented), apartments and rental homes.

Any cannabis restrictions should be clearly set out in the rental agreement or the condominium bylaws.

A landlord or condominium corporation may prohibit in their buildings or on their properties:

- smoking of all substances, including cannabis
- non-smoking consumption of cannabis
- growing cannabis plants

Occupants and condo owners should:

- check the rental agreement or condo bylaws for cannabis restrictions
- not smoke cannabis or other substances where it's prohibited
- not grow or consume cannabis where it's prohibited

Alberta  Service Alberta

INSIDE

Suite Smarts FREE!	2
President's Message	3
Board of Directors	3
Security Deposit Rate	4
Editor's Message	5
Human Rights Legislation	7
2018 Sponsors	9
2019 Event Calendar	11
Facts About Mice	12

ARLA



**Alberta Residential Landlord
ASSOCIATION**

THE Landlord's Rental Resource

208, 10544-106 St. Edm, AB T5H 2X6
Ph 780-413-9773 Fx 780-423-5186

*The opinions expressed in any article in
The Rental Gazette are those of the author of
that article and not necessarily those of the
Alberta Residential Landlord Association.*



SuiteSmarts.ca

Building Smart & Profitable Landlords One Suite at a Time!

ARE YOU A LANDLORD IN ALBERTA?

HOW WELL DO YOU KNOW THE RESIDENTIAL TENANCIES ACT?

The RTA outlines the rights and responsibilities of the majority of landlords and tenants in Alberta. The RTA also covers many relevant issues, including security deposits, types of leases and notice periods to end a lease.

Suite Smarts is an online interactive learning tool designed to help Alberta landlords become better acquainted with Alberta's Residential Tenancies Act. This is an excellent opportunity for people new to the rental industry, or for landlords who would like to brush up on their knowledge of the legislation in this user friendly, self-paced learning format.

Understanding the laws governing the fundamentals of the Alberta Residential Tenancy Act and its Ministerial Regulations is a landlord's responsibility. Don't wait until a situation arises between you and your tenant. Know your rights and responsibilities to help mitigate potential problems.

SuiteSmarts Online Course:

- **Free Course Registration**
- **7 Hours of Online Learning**
- **9 Modules**
- **6 Months to Complete**
- **Certificate of Completion**

Benefits of Online Learning:

- **Available 24/7**
- **Complete tracking capabilities**
- **No need to remove multiple employees from their work to train simultaneously**
- **All employees receive the same subject matter**
- **Save on travelling costs**



SIGN UP TODAY to become familiar with the laws governing the fundamentals of the Residential Tenancies Act in Alberta.

208, 10544-106 St. Edm, AB T5H 2X6
Ph 780-413-9773 Fx 780-423-5186
executive@albertalandlord.org
www.albertalandlord.org

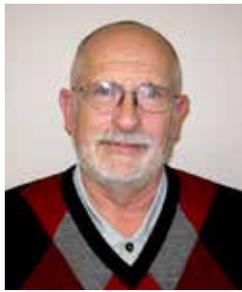
**Building Professional
Landlords One Suite at a Time**



ARLA
**Alberta Residential Landlord
ASSOCIATION**

THE Landlord's Rental Resource

t www.albertalandlord.org **f**



President's Message

BY BILL BEGLEY, ARLA PRESIDENT 2018

MEMBERSHIP RENEWAL TIME

A reminder, friends that it is time again to renew your ARLA Membership for 2019. Lynn and Brittany have sent invoices to every member. Please, take a moment and check your email Inbox. If you have any questions regarding the 2019 membership, call the ARLA office (780-413-9773) and they will be happy to assist you in this process. We sincerely wish to thank you for your continued support and look forward to addressing any challenges that may come our way in 2019.

Membership in ARLA is one of the least expensive avenues to gain knowledge of our business and a resource for answers to specific questions. Your questions are welcome at ARLA and the staff will find out whatever information is available to assist should you be slightly unsure of your position including dealings with tenants and government.

ANNUAL AGM & BOARD ELECTION RESULTS

ARLA's Annual General Meeting & Christmas Gala was held on Thursday, November 23rd at the Chateau Louis Conference Centre. The Directors whose terms expire at the end of this year have all offered their volunteer service for another two-year term. Our thanks go out to Tyler Hamilton, Haven Management, who has stepped down. We are pleased to welcome Kate Brisson to the Board as the only new member. Kate was elected by acclamation. She is the new President and an owner of Inland Property Management, a long-time ARLA member company. Kate is, as well, a landlord in her own right. The new Board for 2019 will consist of:

- Paul Jones, Ayre & Oxford
- Pete Ages, Homeward Trust
- Carolyn Flexhaug, Cornerstone Management
- Raphael Yau, Cushman & Wakefield

- Roxanne Johnson, Kelson Group
- Donna Monkhouse
- Dan Posa, Coinamatic
- Sonny Mirth, Reynolds, Mirth, Richards & Farmer
- Sherri Doucette, Urban Life Management
- Jonathan Bussey, Boardwalk Communities
- Jamie Lopresti, Weidner Investments
- Kate Brisson, Inland Property Management

MARKING THE END OF ANOTHER YEAR!

It has been my great pleasure to serve as the President of ARLA in 2018. This was my second time to be granted such an honour. My thanks to all of the members of the Board. They have done fantastic work this year and in the case of many, for years before. They have taken up whatever challenges have faced ARLA and our member landlords and resolved them in positive fashion. My gratitude to Lynn Biggs and Brittany Dorado. Without these two invaluable people in the ARLA office, we would not have been able to provide the high level of quality service to our members and partners in the industry. It has been a pleasure to work along with these very talented and knowledgeable individuals. Thank you again for the opportunity.

I wish you all a very Merry Christmas and prosperous New Year!



ARLA

BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

President: Bill Begley

Past President: Jonathan Bussey

1st Vice President: Pete Ages

2nd Vice President: Donna Monkhouse

Secretary / Treasurer: Raphael Yau

DIRECTORS

Constitutional: Bill Begley

Education & Conference:
Tyler Hamilton & Dan Posa

Government Liaison: Sonny Mirth

Membership & Benefits: Carolyn Flexhaug

Newsletter: Raphael Yau & Sherri Doucette

Program & Social:
Paul Jones & Roxanne Johnson

Public Affairs & Social Media: Pete Ages

Director: Jaime Lopresti

ARLA ADMINISTRATION STAFF

PHONE: 780-413-9773

Lynn Biggs

Executive Director

director@albertalandlord.org

Brittany Scott, Coordinator

Event & Membership Development

executive@albertalandlord.org



Security Deposit Interest Rate 2019

Residential Tenancies Act | Mobile Home Sites Tenancies Act

November 1, 2018

The rate of interest to be paid on tenant security deposits by landlords, effective January 1, 2019, is 0%. Landlords must pay interest to their tenants annually at the end of each tenancy year, unless both parties agree otherwise, in which case the interest must be compounded annually.

By an Order in Council passed on September 8, 2004, the Security Deposit Interest Rate Regulation includes a permanent formula setting the yearly interest rate payable on security deposits. The annual rate is 3% below the rate of interest that is in effect on November 1 of the previous year for cashable one-year guaranteed investment certificates held or offered by Alberta Treasury Branches Financial (ATB Financial). ATB Financial's rate for cashable one-year guaranteed investment certificates on November 1, 2018 was 0.55%.

Security Deposit Interest Rate Calculator

Landlords and tenants can use the security deposit interest calculator to determine the amount of interest that is owed based on the regulated interest rates. The calculator can be found by visiting Service Alberta's website at: <http://www.service-alberta.gov.ab.ca/interest-chart.cfm>

For more information, contact Service Alberta's Consumer Contact Centre in Edmonton at (780) 427-4088 or toll free in Alberta at 1-877-427-4088.



PRESCRIBED INTEREST RATES FOR SECURITY DEPOSITS

Time Period	Interest Rate (per Annum basis)	Compounded
Jan 1 to Dec 31, 2000	1.15	Yes
Jan 1 to Dec 31, 2001	1.75	Yes
Jan 1 to Dec 31, 2002	0	Yes
Jan 1 to Dec 31, 2003	0	Yes
Jan 1 to Dec 31, 2004	0	Yes
Jan 1 to Dec 31, 2005	0	Yes
Jan 1 to Dec 31, 2006	0	Yes
Jan 1 to Dec 31, 2007	0.3	Yes
Jan 1 to Dec 31, 2008	0.5	Yes
Jan 1 to Dec 31, 2009	0	Yes
Jan 1 to Dec 31, 2010	0	Yes
Jan 1 to Dec 31, 2011	0	Yes
Jan 1 to Dec 31, 2012	0	Yes
Jan 1 to Dec 31, 2013	0	Yes
Jan 1 to Dec 31, 2014	0	Yes
Jan 1 to Dec 31, 2015	0	Yes
Jan 1 to Dec 31, 2016	0	Yes
Jan 1 to Dec 31, 2017	0	Yes
Jan 1 to Dec 31, 2018	0	Yes
Jan 1 to Dec 31, 2019	0	Yes



FOR WINDOW & DOOR REPLACEMENT

- 5 year installation warranty
- Over 30 years experience
- Licensed, bonded, insured, WCB certified
- Comprehensive product warranty
- Knowledgeable staff
- Commercial financial solutions



1-800-639-8846 | awwreno.ca



000071.31.01.17



Editor's Message

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

MARKET UPDATE

I hope that everyone has been prepared for the weather heading into winter. It seemed like we had a wintery start to fall in September with it finally getting back to seasonal temperatures at the end of October. The forecast for the winter months are predicting above seasonal averages so hopefully this becomes reality to make up for the temperamental fall we have experienced. Landlords have hopefully prepared their buildings in time for the cold season. We must remember to take measures to ensure that HVAC systems and your building envelopes are readied for Edmonton's frosty challenges. The joy of the holiday season depends on some planning and preparation to ensure the warmth is shared.

For the third quarter, the Edmonton multifamily starts (which include semi-detached, row house and apartment-style developments) reached 1,511. This is up 11.0% from the 1,361 at this time last year. On a year-over-year basis, total housing starts were 2.3% higher in Q3 2018. The gain was mostly attributed to the

multifamily segment as single-family starts were 8.9% lower year-over-year in Q3 2018

Edmonton's rate of inflation edged lower from an annual rate of 3.4% (August 2018) to 3.3% (September 2018), but currently remains well above the national average of 2.2%. Vacancy rates are predicted to decline and forecast peg the Edmonton hover around 6.0% in Edmonton. According to the Canada Mortgage and Housing Corporation, rental apartment vacancy rates are set to decline in 2018. This is because increases in rental demand will outpace the current supply. In the recent past, abundant listings of condominium apartments in the existing home market, and rising inventories of newly completed apartments contributed to an elevated vacancy rate. Finally, after three consecutive years of increases, Edmonton's rental apartment vacancy rate is expected to move lower over the forecast period. It is estimated that the 2018 October vacancy rate will be 6.2%. The 2017 October vacancy rate was 7.0%. There are still many purpose-built rental buildings coming on stream in Edmonton and this can affect the vacancy numbers going forward. Nonetheless, gains in the Edmonton region's full-time employment since January 2018 would have you infer that employers are now more confident about adding to their workforce.

Employment in Edmonton for the year seems to have risen by more than 3,000 positions from August to September of 2018. Employment gains were both full- and part-time positions in sectors such as construction, logistics, and public administration. These gains made up for losses of jobs health care, education, accommodation and food services sectors. Edmonton unemployment decreased from the August rate of 6.4% to 6.3% in September 2018. Calgary CMA was unchanged for September 2018 at 8.2%; almost 2% higher than Edmonton. Indicators seem to be that for the Edmonton region continue to demonstrate that the region is recovering from the downturn of 2016.

We expect pricing on multi-family properties to mostly stabilize this winter with capitalization rates hovering around 5.85-6.15%. With the vacancy decreasing slightly and rents stabilizing and increasing in certain areas, this may translate to flat pricing on certain assets, although location and quality will still yield a premium as demand is increasing. Financing continues to be desirable but the increase to the Bank of Canada's benchmark interest rates is pushing owners to consider locking into longer mortgage terms for predictability.

Raphael M.H. Yau, B.A. (Econ), Multi-family & Investment Sales, Cushman & Wakefield Edmonton. Source: CMHC, the City of Edmonton

Introducing RealtyGuard:

The premier commercial and residential building owner insurance program



- Top rated service and custom designed solutions for the commercial and residential building owner
- Up to 65% in premium reductions
- Broad form coverage including industry leading rental income protection, sewer back up, flood and earthquake
- Unique coverage available including pollution, legal expense, cyber protection, extended vacancy and more
- Control rate fluctuations with group buying volume

Contact one of our Commercial Insurance Specialists at 1-855-811-9876 to book your free consultation



The easiest way for your tenants to purchase insurance and keep you informed

360° PROTECTION
FOR THE REALTY INDUSTRY



Home and auto insurance savings for your employees

Alberta Landlord Forms

Are you a landlord in Alberta in need of professional Lease Applications, Lease Agreements, In & Out Inspection forms and/or Notices (e.g. 14 Day Notice, 24 Hour Notice to Show/Inspect, 24 Hour Notice of Termination of Tenancy for Damage or Assault, etc.)?

The Alberta Residential Landlord Association (ARLA) carries all the necessary residential rental forms that rental housing providers need for conducting their business.

These documents have been professionally developed with input from experts within its Membership and Legal. Leasing and Notice documents conform to regulations under the Alberta Residential Tenancies Act & Ministerial Regulations (RTA).

All documents are self-carbonized on NCR paper. Electronic documents are NOT an acceptable form through RTDRS Court.

Documents can be purchased online through ARLA's website or directly from the office during regular business hours.



CONSOLIDATED
 civil enforcement



RESIDENTIAL TENANCY EVICTIONS & BAILIFF SERVICES

- Preparation and Service of Eviction Notices
- Obtaining RTDRS Eviction Orders
- Filing and Representation for Defense Claims
- Filing and Representation for Damage Claims
- Bailiff Enforcement of Eviction Orders
- Writ of Enforcement Filing
- Skip Tracing / Tenant Locates
- And Most of All Our Advice Is Always Free!

**** ARLA Members Receive a 10% Discount****

Contact Us Today!

Calgary (403) 262-8800 Edmonton (780) 448-5833
 By Email: Calgary@ccebailiff.ca or Edmonton@ccebailiff.ca
 www.ccebailiff.ca

COMMERCIAL GLASS REPAIR

Sealed Units • Spandrels • Storefronts



- ◆ Swing Stage/Man Lift Glass Service
- ◆ Sealed Unit Replacements
- ◆ Window Replacement Projects
- ◆ Weatherstripping & Caulking
- ◆ Window & Patio Door Restorations
- ◆ Interior Glass & Mirror Installations
- ◆ Window, Door & Hardware Replacements
- ◆ 24 Hr Emergency Service to Account Customers

ALL REACH GLASS
 SERVICES INC.



780.483.9561
 www.allreachglass.com

Window & Door Specialists

It's a
 no brainer.

Submetered tenants use less energy.
 And they trust our bills.



780.429.4774
 www.solution105.com

LOCAL • NATIONAL • INTERNATIONAL

Notice of Changes to Alberta's Human Rights Legislation

The Government of Alberta has amended the Alberta Human Rights Act (the Act) as described below, effective January 1, 2018.

AMENDMENTS RELATED TO AGE

Definition of age under the Alberta Human Rights Act has not changed. *The Alberta Human Rights Act continues to define age as "18 years or older." Individuals under the age of 18 remain protected from discrimination based on all of the protected grounds except the ground of age. The Alberta Human Rights Commission can accept complaints about discrimination experienced by a person under 18 years of age if the alleged discrimination is based on one or more of the protected grounds of race, religious beliefs, colour, gender, gender identity, gender expression, physical disability, mental disability, ancestry, place of origin, marital status, source of income, family status, and sexual orientation.*

1. Age discrimination is now prohibited in the protected area of goods, services, accommodation or facilities (referred to as "services" below).

Exceptions that allow specific types of age restrictions in the area of services

While age is now a protected ground under the area of services, there are three exceptions that allow specific types of age restrictions to continue without violating the Act: benefits for seniors and minors; seniors only housing; and existing age restricted condominiums, co operative housing units and mobile home sites.

Benefits for seniors and minors

- Programs that provide benefits to minors or seniors, such as discounted movie tickets and reduced bus fares, can continue.
- Seniors can be defined by the service provider of offering the benefit as 55 years or any older age.
- Minors are considered to be under 18 years of age.

Seniors only housing

- Seniors only housing will continue to be allowed so that older Albertans can choose to live together in a community of people at a similar life stage.
- The minimum age cut off for seniors only housing is 55 years of age. Communities can set age restrictions that are older than 55 as well.

- This applies to housing where all units are reserved for one or more people, at least one of whom is 55.

Existing age restricted condominiums, co operative housing units and mobile home sites

The Act protects members of the public against discrimination by condominium corporations, co operatives and mobile home landlords, which are included under the protected area of services.

- Existing age restricted condominiums, co operatives and mobile home sites will be allowed for a 15 year transition period, which ends on December 31, 2032.
- Existing age restricted condominiums, co operatives and mobile home sites may change to seniors only housing during the transition period, even though there may still be residents who do not meet the new age restriction.
- The transition period applies to condominium units, co operative housing units and mobile home sites whether they are owner occupied or rented.

CONTINUED PG 8

SERV • IT

Bailiff • Process • Tenant Default

Our "Three Step Hassle Free Eviction Process"

1. Preparation and Service of Eviction Notices
2. Representation at the RTDRS
3. Enforcement of Court Ordered Evictions

SERV-IT takes the hassle out of being a landlord!

Contact us today! Our advice is always free!
(780) 424-9020 tds.servit@shawbiz.ca





CUSHMAN & WAKEFIELD
Edmonton

EDMONTON MULTIFAMILY TEAM

APARTMENT SALES
LAND SALES



Raphael Yau



Christopher Kamphius

RAPHAEL YAU
Partner
(780) 917 8326
Raphael.Yau@cwedm.com
www.cwedm.com

CHRISTOPHER KAMPHIUS
Partner
(780) 917 8348
Chris.Kamphius@cwedm.com



CUSHMAN & WAKEFIELD
Edmonton

Continued From Page 7

2. Age discrimination is now prohibited in the protected area of tenancy

Age restrictions will not be permitted in rental buildings after January 1, 2018, unless they meet the exception for seniors only housing, which is described above.

Amendments related to ameliorative policies, programs and activities

The Act is also amended to protect ameliorative policies, programs and activities that are designed to improve the conditions of disadvantaged persons and that achieve or are reasonably likely to achieve that objective.

For example, this protection covers programs that support inclusive and diverse workplaces, including programs for those who are disadvantaged because of their race, religious beliefs, colour, gender, gender identity, gender expression, physical disability, mental disability, age, ancestry, place of origin, marital status, source of income, family status or sexual orientation. An example of such a program is an employment or internship program for a specific disadvantaged group such as Indigenous youth.

Important information about making a human rights complaint relating to age in the areas of services and tenancy

1. The Commission cannot accept complaints on the ground of age in the areas of services and tenancy until the amendments come into force on January 1, 2018.
2. Only incidents that occur on or after January 1, 2018 will be covered by the new protection. The Commission is in the process of updating its publications and website to reflect the amendments to the legislation. In the meantime, if you are reading a Commission publication or web page that is dated before January 1, 2018, please note that the amendments have not yet been incorporated into the publication or web page.

The Alberta Human Rights Commission is an independent commission of the Government of Alberta. Our mandate is to foster equality and reduce discrimination. We provide public information and education programs, and help Albertans resolve human rights complaints.

Hours of operation: 8:15 a.m. to 4:30 p.m., Monday to Friday (holidays excluded)

Northern Regional Office (Edmonton)
800 – 10405 Jasper Avenue NW
Edmonton, Alberta T5J 4R7
780 427 7661 Confidential Inquiry Line
780 427 6013 Fax

Southern Regional Office (Calgary)
200 J.J. Bowlen Building
620 – 7 Avenue SW
Calgary, Alberta T2P 0Y8
403 297 6571 Confidential Inquiry Line
403 297 6567 Fax

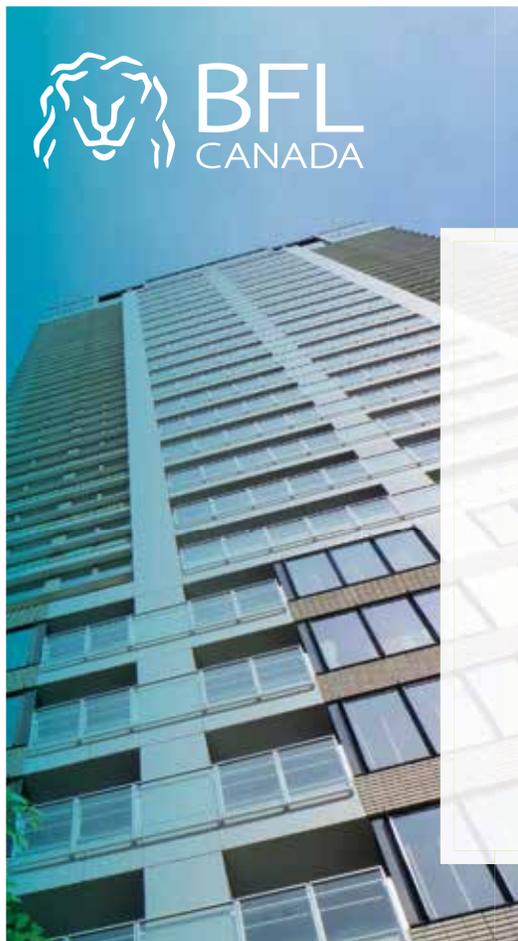
To call toll free within Alberta, dial 310 0000 and then enter the area code and phone number.

TTY service for persons who are deaf or hard of hearing 1 800 232 7215 Toll free within Alberta

Email: humanrights@gov.ab.ca
Website: albertahumanrights.ab.ca

Please note: The Commission must receive your completed complaint form or letter within one year after the alleged contravention of the Alberta Human Rights Act. The one year period starts the day after the date on which the alleged contravention of the Act occurred. For help calculating the one year period, contact the Commission.

The Commission will make this publication available in accessible formats upon request for people with disabilities who do not read conventional print.



APARTMENT PROTECT

RISK SOLUTIONS FOR APARTMENT BUILDING OWNERS

- **Significant savings** - We do all the hard work for you & search the marketplace for beneficial terms, helping improve your return on investment
- **Comprehensive coverage** - A tailored Insurance Program built specifically for apartment buildings by our Real Estate experts
- **Helping landlords meet their legal obligations** - To repair property to make it fit for habitation after a loss
- **Claims concierge** - With our in-house claims service we settle claims fast allowing your tenants to move back in as soon as possible after a claim

For more information: BFL CANADA Insurance Services Inc.

Trinity Player, Client Executive
780-229-3777 | tplayer@bflcanada.ca

bflcanada.ca

2018 Sponsor Shout Out

EDUCATIONAL SEMINAR & GENERAL MEETING LUNCHEONS

All Weather Windows
ATCO Energy
Burnco Landscape
Capitall Exterior Solutions
Cedar Tree Flooring
Consolidated Civil Enforcement
Homeward Trust

GOLF CLASSIC TOURNAMENT

4Rent.ca
Ayre & Oxford Inc.
Boardwalk Rental Communities
Cedar Tree Flooring
Christenson & McLean Roofing
Coinamatic
DKI Sparklean Group Ltd.
Enercare
Haven Management
Mayfield Management
MHA Properties
Mr. Payment
Peoples Trust
Reynolds Mirth Richards & Farmer, LLP
Solution 105 Consulting

AGM & CHRISTMAS GALA

4Rent.ca
Ayre & Oxford Inc
All Weather Windows
Boardwalk Rental Communities
Capital Region Housing Corporation
Cedar Tree Flooring
Christenson McLean & Roofing
Consolidated Civil Enforcement
MHA Properties
(Zipsure) My Group Insurance
Serv-It Process & Bailiff Services

Thank You!
Sponsors



**ARE YOU A LANDLORD IN ALBERTA?
HOW WELL DO YOU KNOW THE RESIDENTIAL TENANCIES ACT?**

The RTA outlines the rights and responsibilities of the majority of landlords and tenants in Alberta. The RTA also covers many relevant issues, including security deposits, types of leases and notice periods to end a lease.

Suite Smarts is an online interactive learning tool designed to help Alberta landlords become better acquainted with Alberta's Residential Tenancies Act. This is an excellent opportunity for people new to the rental industry, or for landlords who would like to brush up on their knowledge of the legislation in this user friendly, self-paced learning format.

Understanding the laws governing the fundamentals of the Alberta Residential Tenancy Act and its Ministerial Regulations is a landlord's responsibility. Don't wait until a situation arises between you and your tenant. Know your rights and responsibilities to help mitigate potential problems.

SuiteSmarts Online Course:

- Free Course Registration
- 7 Hours of Online Learning
- 9 Modules
- 6 Months to Complete
- Certificate of Completion

Benefits of Online Learning:

- Available 24/7
- Complete tracking capabilities
- No need to remove multiple employees from their work to train simultaneously
- All employees receive the same subject matter
- Save on travelling costs



SIGN UP TODAY to become familiar with the laws governing the fundamentals of the Residential Tenancies Act in Alberta.

208, 10544-106 St. Edm, AB T5H 2X6
Ph 780-413-9773 Fx 780-423-5186
executive@albertalandlord.org
www.albertalandlord.org

Building Professional Landlords One Suite at a Time



YOUR AD Could Be Here!

ARLA



**Alberta Residential Landlord
ASSOCIATION**

THE Landlord's Rental Resource

www.albertalandlord.org

**208, 10544-106 St. Edm, AB T5H 2X6
Ph 780-413-9773 Fx 780-423-5186**



BARRISTERS SOLICITORS

**Reynolds
Mirth
Richards
& Farmer LLP**

**E. (Sonny) Mirth, Q.C.
Todd Shipley
Heidi Besuijen**

**LANDLORD & TENANT ISSUES
CORPORATE & COMMERCIAL TRANSACTIONS
CIVIL LITIGATION, PROJECT FINANCE
CONSTRUCTION ISSUES: TENDERS, BONDS, BUILDERS**

Phone: 780.425.9510
Toll Free: 1.800.661.7673
Email: mail@rurf.com

www.rurf.com



EVENT CALENDAR 2019

Educational Seminars & General Meeting Luncheons

St. Micheal Room, Chateau Louis Conference Centre , 11727 Kingsway Ave NW

Educational Seminar: 9:00 am—11:00 am

General Meeting Luncheon: 11:30 am—1:00 pm

Thursday, February 21, 2019 **Educational Seminar & GM Luncheon**
Bed Bugs & Cockroaches

Thursday, March 21, 2019 **Educational Workshop**
Fundamentals of the RTA
*8:00 am —12:00 pm

Thursday, May 23, 2019 **Educational Seminar & GM Luncheon**
RTDRS—Law vs Reality
*8:30 am—11:30 am

Thursday, June 13, 2019 **ARLA Golf Classic Tournament**
Sandpiper Golf & Country Club

Thursday, September 26, 2019 **Educational Seminar & GM Luncheon**
Landlord Bootcamp
*8:30—11:00 am

Thursday, October 24, 2019 **Educational Seminar & GM Luncheon**
Effective Documentation & Fair Housing

Friday, November 22, 2019 **AGM & Christmas Gala**
Chateau Louis Conference Centre
*11:30 am—2:00 pm

-- Facts About Mice --

- Did you know that a female house mouse gives birth to 6 young about 19 days after mating. She is ready to mate again in 2 days.
- She can produce 6 to 10 litters a year.
- Each of her young is ready to mate in 2 months.
- Remarkably, all her children, grandchildren, great grandchildren, and great, great grandchildren can have offspring in the same year.
- Two mice, starting to breed on New Year's Day, could theoretically have as many as 31,000 descendants by December 31st.

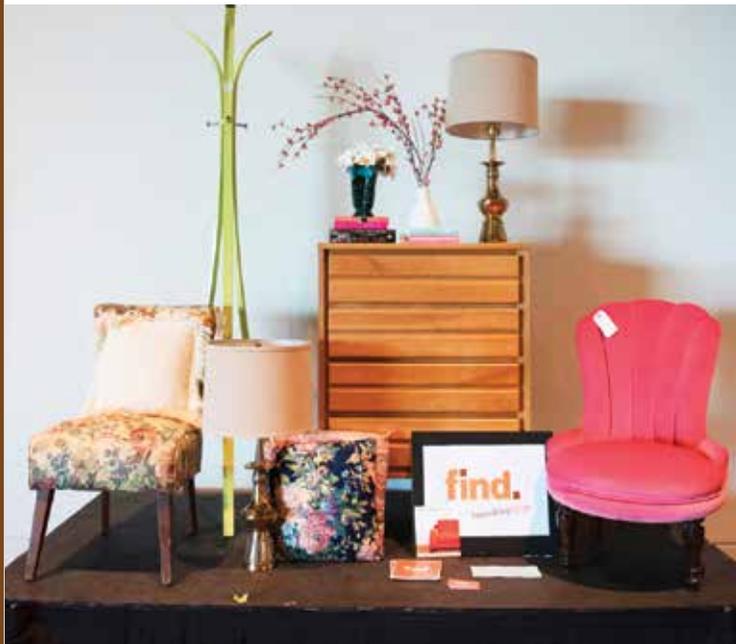
Now you know the facts.



find. A new home for your used furniture

We offer free pick up

780.988.1717



sofas. chairs. tables. kitchen supplies.
dressers. home electronics. books.
media. gently-used household items.

find accepts **donations** of gently-used furniture to help support individuals and families transitioning out of **homelessness**.

Furniture is provided to participants in the **Housing First program**, managed by Homeward Trust Edmonton.

find. furnishing hope.
findedmonton.com

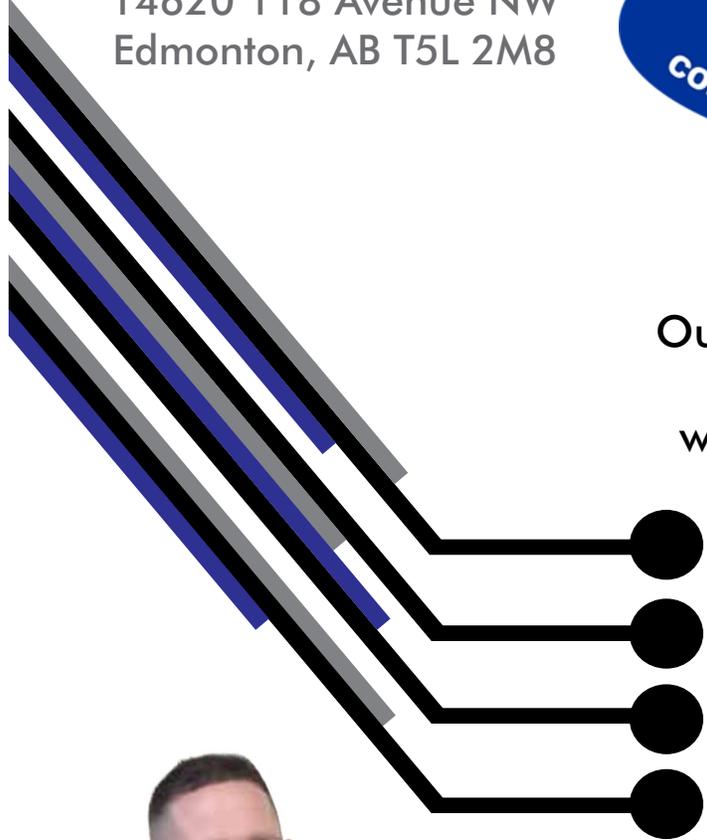
5120 122 st. edmonton, ab 780.988.1717

14620 118 Avenue NW
Edmonton, AB T5L 2M8



www.elecom.ca

Our inspired & certified team members
complete your project on time
while minimizing business disruption!



- **GENERAL CONTRACTING**
- **ELECTRICAL**
- **MECHANICAL**
- **PLUMBING & HEATING**



**PHONE 24-HOURS
(780) 453-1362**

**ASK ABOUT OUR FIXED-PRICE
SERVICE CONTRACTS TODAY!**

Providing exceptional solutions & peace of mind!

"Our goal is to have clients, not customers"

Capitall

◀ Exterior Solutions ▶

11567 - 149 Street, Edmonton, AB T5M 1W9

Phone: 780-757-3930 | www.capitall.ca

Capitall Exterior Solutions is an owner-operated company with over 30 years' experience.

We offer these services with our own in-house hourly employees:

- Full exterior envelopes
- Windows and doors
- Siding, soffit and fascia
- Vinyl membrane decking
- Railings

We are a solution-based company!

All of our services come with an industry-leading **10 Year Warranty on Labor**

Bundle our services and SAVE!

Any 3 services offered completed consecutively -

5% discount

More than 3 services offered completed consecutively -

10% discount



*Wishing
Our Members
a Merry Christmas
and Prosperous
New Year!*



**DO YOU OWN RENTAL PROPERTY?
ARE YOU TIRED OF LATE OR NO
RENTAL PAYMENTS?**

**TENANTS ARE YANKING YOUR CHAIN?
LOOKING TO EVICT THOSE TENANTS?
NOT SURE HOW OR DON'T HAVE THE TIME?**

Contact **EDMONTON EVICTION SERVICES INC** to find out if you can evict and how we can help you reduce stress and move forward.

e-mail: don@edmontonevictionservices.com

cell: 780.974.8427

fax: 780.9979387

CALL NOW – DELAYING COSTS MORE!

Leading innovators in real estate financing

CMHC & CONVENTIONAL LOANS AVAILABLE FOR:

**CONSTRUCTION
PROJECTS**

**MULTI-FAMILY RENTAL
PROPERTIES**

**COMMERCIAL
PROPERTIES**



A DIVISION OF PEOPLES GROUP

DENNIS AITKEN
Senior Vice President &
Regional Manager
dennisa@peoplestrust.com
403-205-8203

JOSH BARKER
Assistant Vice President,
Commercial Mortgages
joshb@peoplestrust.com
403-205-8202

Call us or visit peoplestrust.com to learn more



METAL ROOF RESTORATION

Our Restoration System Will Completely Seal
And Protect Your Metal Roof.



Are you ready to take your roof
maintenance to the next level?

Contact Us Today!

(780) 447-1672

Toll Free: 1-800-782-1548

roofpro@cmroofing.ca



- ✓ Cost Effective Roof Asset Management
- ✓ Recognized Industry Leader Since 1958
- ✓ New Roof Installation, Repairs & Replacement
- ✓ Full Eavestroughing Services & Snow Removal
- ✓ Customized Roof Maintenance Program
- ✓ Customized Sheet Metal Flashings
- ✓ Roof Inspections



WHO WE ARE AND WHAT WE DO

Christensen & McLean Roofing Co. Ltd is the recognized leader in the Alberta and Northwest Territory roofing industry since 1958. We specialize in Commercial, Industrial and Institutional Low Slope Roofing.

Over the past 60 years Christensen & McLean has grown on a steady basis reflecting our success in matching client needs with competitive pricing. Many of our highly skilled senior personnel, including the Owners, began their roofing careers and learned the trade with Christensen & McLean Roofing Co. Ltd. Combined with our core team of skilled tradesmen, we have a combined total of over 1,000 years of roofing experience under our belts.

When selecting Christensen & McLean Roofing Co. Ltd. you can be sure our employees are trained to the highest standard of safety compliance. Every project is reviewed prior to the start of work to ensure compliance with all applicable health and safety regulations, and our full time Safety Officer (CRSP, CSO) oversees all field and shop operations.

As leading Alberta Roofing Specialists, Christensen & McLean Roofing Co. Ltd. provides complete service for all industrial, commercial and institutional roofing needs including:

- New Roofing
- Re-Roofing / Replace Roofing
- Roof Maintenance & Repairs
- Roofing Inspection & Consulting Services

24/7 EMERGENCY LEAK RESPONSE
call 780 982 2015 or
<http://cmroofing.ca/leak-calls-247-response/>

METAL ROOF RESTORATION

If you're commercial or industrial building's metal roof has deteriorated over time and is in need of restoration, trust the experts at Christensen & McLean Roofing Co. Ltd. We pride ourselves on providing the highest quality products and customer service. If you currently have roof leaks, rust related problems or simply want to extend the life of your existing roof, please contact us.

Metal roofs develop leaks and corrosion over time from prolonged exposure to weather elements. Years of heat-related expansion and contraction also wear on metal roofs and can loosen seams and fasteners. Metal roof systems will have to be replaced eventually, but you can prolong their life expectancy by applying a protective metal roof coating.

The metal roof application system can be used in renovating metal roofs of all types and shapes, and the final result will leave you with an elastomeric fluid applied membrane that protects against roof leaks and deterioration from weather elements.



METAL ROOF MAINTENANCE & REPAIR

Metal roofs are long lasting and durable products. However, they do require periodic Maintenance and repair. Metal roofs experience expansion and contraction forces that cause delaminating in sealants. These forces and sun exposure cause the neoprene washers on the fasteners to breakdown over time and need to be replaced periodically. Sealants dry out over time and cracking occurs. Caulking at storm collars cracks and deteriorates. Electrical outlet boxes to be re-filled after a certain time period. Laps in metal gutters need to be re-sealed. Foam enclosures that are exposed to UV rays need to be replaced. Ridge caps need to be repaired by being re-sealed or replaced after an extended time period. We would be pleased to assess the condition of your metal roof and advise on possible repair and maintenance solutions

A roof that strongly reflects visible, infrared and UV rays of the sun, dramatically reducing the temperature of the roof. Lower roof temperatures reduce air conditioning costs and minimize deterioration from exposure to the elements and heat related expansion and contraction.

METAL ROOF REPAIR COATING

This repair coating is a dense white rubber compound that is extremely effective for sealing cracks, laps, fasteners and penetrations on roof surfaces. It has the flexibility, tensile strength and adhesion to withstand the expansion and contraction encountered at seams, joints and penetrations.

Available in 12 standard colors, including white, beige and gray. Custom colors available with 100 gallon minimum order.

5 & 10 Year Warranty's available



WHAT OUR PREVENTATIVE ROOF MAINTENANCE PROGRAM INCLUDES:

- Inspect and repair prefinished metal sheet flashings at all penetrations and curbs.
- Inspect and clear drains of debris.
- Remove roof top debris.
- Inspect roof protrusion details such as plumbing vents, skylights, gum boxes.
- Inspect roofing membrane seams in the field and perimeter, expansion joints and complete minor repairs.
- Reseal cracked or missing roof caulking joints up to 150 linear feet.
- Advise the authorized building client or contact of any repairs which would exceed the above inclusions.

Roof Pro Roof Service Call App provides Property Managers and Owners the ability to request roofing services 24/7. Service request at the touch of a button.



Feeling empty? We'll fill you up.



4Rent.ca

APARTMENT RENTALS SIMPLIFIED – NATIONWIDE

CAROLYN PORTEOUS | CAROLYN@MEDIACLASSIFIED.CA | 780.984.4902

AYRE & OXFORD INC.

Working for owners, residents, and businesses...Real Estate Management, the Professional Way



780-448-4984 www.ayreoxford.com

TRY US OUT FOR FREE!!

DURING OUR WINTER MANAGEMENT PROMOTION

CONTACTS:

Vice President (Residential)
Paul A. Jones CPM®, ACM, Associate, Partner
paulj1@ayreoxford.com

Vice President / Associate Broker (Condominium & Commercial)
Robyn Brown, CPM®, ARM®, Associate Broker
rbrown@ayreoxford.com

President /Broker
Rose M Evans, AMO®, Executive CPM®, ARM®, ACM, Broker, Partner
roseevans@ayreoxford.com

Or fill out our Request for Proposal on line @ www.ayreoxford.com

The Accredited Management Organization Accreditation is the only recognition of excellence given to real estate management firms. As an AMO® Firm we demonstrate to investors and clients that we don't just meet the industry standards....we set them.

Our Management Team is prepared to handle all of your needs, whether your property is well maintained, requires immediate Capital planning, has accounting issues to resolve, or is simply in need of qualified personnel on site with attention to detail

One Month Free Professional Property Management

* *New Clients, with a Minimum 1 Year
executed Management Agreement
Valid thru to March 1st, 2019*

No set up fees

Or refer a friend and
receive a referral fee

Contact us for your
free proposal and / or
full promotion
details/restrictions



AYRE & OXFORD INC.

Street Address
#203, 13455 – 114 Avenue
Edmonton, Alberta T5M 2E2
Phone (780) 448-4984 Fax:
(780) 448-7297
www.ayreoxford.com

An Accredited Management
Organization®(AMO®)

Stunning, Newly Renovated Rental Suites

Choose from 84 communities!

587.801.2088




boardwalk

bwalk.com



More important than your building's location is where your insurance resides

HUB International is the top insurance brokerage for Condominium's in Alberta. Ever since insuring the very first Condominium in Canada we have worked hard to develop and lead the industry with our Condominium program. Today, it is stronger than ever and we would like to bring our services to you and your clients. We pride ourselves in leading the industry in terms of coverages, limits, pricing, broker services and most importantly claims service. We work with property managers and boards alike, tailoring the policy to suit the needs of those specific clients. This would include coverage options, pricing, risk management and board education on insurance as needed.

Condo Complete Highlights:

- Specifically designed coverage for Condominium Corporations
- Limits and coverages that exceed the minimum requirements of the Condominium Act
- Unparalleled access to insurance markets
- Loss Control Adjuster on your account – 24/7 live claims service

Got HUB?

- 7th largest insurance broker in the world
- 1M+ clients around the globe
- 400 offices across North America
- 11,000 employees throughout North America

An International brokerage that delivers like a local agency. Your local HUB offers personal service, individual attention and has the ability to respond quickly to your needs and regional market changes. Collectively, the HUB's are a knowledge powerhouse providing you with specific solutions that are designed by drawing upon our combined skill and expertise.

Hub International Insurance Brokers
201, 5227 - 55 Avenue NW
Edmonton, AB T6B 3V1
1-800-563-5325 or 780-482-6936

Contacts:

Dawn Mitchell	Direct # 780-453-8407
Matt Cruikshank	Direct # 780-391-2116
Kelly Barclay	Direct # 780-453-8415
Randy Frost	Direct # 780-453-8427

